

## RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE UNSECURED STRUCTURES AND THAT THE BOARDING AND SECURING OF SAID STRUCTURES WOULD PROMOTE AND BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED WORK TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR BOARDING AND SECURING INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms numbered as follows:

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UB	Number(s)
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	24-08-C24-46185; 24-08-C24-52103; 24-08-C24-52608; 24-08-C24-52658; 24-08-C24-53014; 24-08-C24-53133; 24-08-C24-53668; 24-08-C24-53701; 24-08-C24-53708; 24-08-C24-53736; 24-08-C24-53805; 24-08-C24-53812; 24-08-C24-53824; 24-08-C24-54074; 24-08-C24-54381; 24-08-C24-54829; 24-08-C24-55615; 24-08-C24-55664; 24-08-C24-56168; 24-08-C24-56184; 24-08-C24-56385;
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(A total of 31 structures at 21 locations.)

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attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on September 10, 2024, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based

upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures are unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C), the same being as reflected by the conditions of decay or disrepair described on said attached legal notice forms; and,

WHEREAS, due to the unsecured condition of each of said structures as above described, the Council finds and concludes that the boarding and securing of said structures will make such structures less available for transient occupation, decrease a fire hazard created by such structures, and decrease the hazard that such structures will constitute an attractive nuisance to children; and,

WHEREAS, the Council finds and concludes that the boarding and securing of such unsecured structures will promote and benefit the public health, safety and welfare; and

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to cause the required boarding and securing work to be performed by a contractor or other agents for the City; (2) to authorize the City Clerk to pursue the recovery of costs for such work as provided for by law; and, (3) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

(1) As a result of the inspection and observation of the structures listed above by City inspectors, the structures listed and described on said attached legal notice forms are hereby found and declared by the Council of The City of Oklahoma City to be unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C);

(2) That the boarding and securing thereof would make such buildings less available for transient occupation, decrease a fire hazard created by such buildings and decrease the hazard that such

buildings will constitute an attractive nuisance to children. Furthermore, it has been determined that the boarding and securing of said structures would promote and benefit the health, safety and welfare of the general public and the community.

(3) The 'boarding and securing' of a structure, as this phrase is used in this resolution, means the closing, boarding and/or locking of any or all exterior openings, to prevent entry into the structure. To be correctly boarded and secured, all openings into a structure must be secured in the manner set forth in the Notice of Violation. Structures which are not secured by these standards may be subject to additional boarding and securing by The City of Oklahoma City.

AND, BE IT FURTHER RESOLVED that the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor or other agents for the City, and the City Clerk, the Purchasing Agent, City Manager or his designee, when appropriate, is hereby authorized to solicit for bids on such required work and is hereby directed to award said contract to the lowest and best bidder.

AND, BE IT FURTHER RESOLVED by the Council that, upon completion of any required work by the contractor, the City Clerk is hereby authorized and directed to send a certified statement of the costs of any such work performed to the owners and mortgage holders and, if payment is not made within thirty (30) days, to certify the costs of any such work to the County Treasurer for addition of said costs to the ad valorem tax rolls for the particular property, all as authorized by 11 Oklahoma Statutes, Section 22-122.1(C).

AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all

interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of the boarding and securing of said structures if such work is performed by the City, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent boarding and securing shall be performed pursuant to the procedures set forth in 11 Okla. Stat., Section 22-112.1(C)(1) and (C)(9).

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this  
10TH day of SEPTEMBER, 2024.

ATTEST:

Amy K Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and content

Pete M. Douglas-Tally  
Assistant Municipal Counselor



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**A**

**COMBINED NOTICE**

Record Owner:  
AFAGH POUR AZITA  
17017 CREST VLY  
EDMOND, OK 73012

Notice Date: 8/22/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-53708  
Inspection Date: 8/21/2024  
Parcel ID#: 127661430  
Case #: C24-53708  
Abandoned Case #: C23-29822

cc: Mortgage Holder(s):

CASEY T. DELANEY, ESQ. FELLERS SNIDER 100 NORTH BROADWAY, SUITE 1700 OKLAHOMA CITY, OK 73102  
POUR AZITA AFAGH 17017 CREST VLY EDMOND, OK 73012

Violation Address: 17017 CREST VALLEY (AKA: 17017 CREST VLY)

Legal Description: Lot 010 Block 002 Addition THE VALLEY SEC V

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (SHED)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS SHED

UNSECURED WINDOWS SHED

TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones  
Municipal Code Inspector  
405-297-3953  
andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**B**

**COMBINED NOTICE**

Record Owner:

LOONEY BERT J & Z V  
PO BOX 17441  
OKLAHOMA CITY, OK 73136

Notice Date: 8/28/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-56184  
Inspection Date: 8/27/2024  
Parcel ID#: 035241095  
Case #: C24-56184  
Abandoned Case #: C24-56185

cc: Mortgage Holder(s):

Violation Address: 1325 GARLAND DR

Legal Description: Lot 010 Block 001 Addition PARK ESTATES RANCHETTE

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS HOUSE

TRASH/JUNK

RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**C**

**COMBINED NOTICE**

**Record Owner:**

HARPER HAROLD G JR ETAL  
HARPER HARLEY G  
HARPER MICHAEL N  
1124 NE 19TH ST  
OKLAHOMA CITY, OK 73111

Notice Date: 8/28/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-56385  
Inspection Date: 8/27/2024  
Parcel ID#: 070257700  
Case #: C24-56385  
Abandoned Case #: C24-56386

**cc: Mortgage Holder(s):**

ANALISE N.D. HARPER 1124 NE 19TH ST OKLAHOMA CITY, OK 73111  
HAYLI J.M. HARPER 1124 NE 19TH ST OKLAHOMA CITY, OK 73111

**Violation Address:** 2700 N JORDAN AVE

**Legal Description:** Lot 000 Block 006 Addition ETHELS PARK PLACE  
LOTS 25 & 26

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

**Total number of structures:** 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS HOUSE  
TRASH/JUNK  
RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones  
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andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**D**

**COMBINED NOTICE**

Record Owner:

JONES KIRK B & KATIE E  
2901 DUDLEY DR  
EDMOND, OK 73012

Notice Date: 8/20/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-53736  
Inspection Date: 8/19/2024  
Parcel ID#: 031234480  
Case #: C24-53736  
Abandoned Case #: C24-53737

cc: Mortgage Holder(s):

OKLAHOMA FAMILY TITLE 6 NE 63RD, SUITE 100 OKLAHOMA CITY, OK 73105

FIRST SECURITY BANK & TRUST COMPANY 1541 NORTHEAST 23RD STREET OKLAHOMA CITY, OK 73111

Violation Address: 2137 N LOTTIE AVE

Legal Description: Lot 000 Block 013 Addition SUMMITT HEIGHTS SUB  
W109.75FT OF LOTS 16 & 17

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
TRASH/JUNK	
RANK WEEDS	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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Christopher.smith@okc.gov

420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500





**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**E**

**COMBINED NOTICE**

**Record Owner:**

MORRIS HEATHER ETAL  
MORRIS ASHLEY  
MORRIS LONDON  
8300 RAYBRUN AVE  
OKLAHOMA CITY, OK 73149

Notice Date: 8/26/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-54381  
Inspection Date: 8/23/2024  
Parcel ID#: 074581015  
Case #: C24-54381  
Abandoned Case #: C24-54382

**cc: Mortgage Holder(s):**

MORRIS JONATHAN 4613 S MCKINLEY AVE OKLAHOMA CITY, OK 73109

GRACE MORRIS 8300 RAYBURN AVENUE OKLAHOMA CITY, OK 73149

ROBERTO SEDA, OBA #31220 AMY W. MUELLER, OBA #35692 SEDA LAW FIRM, PLLC 10415 GREENBRIAR PLACE,  
SUITE A OKLAHOMA CITY, OK 73159

**Violation Address:** 4613 S MCKINLEY AVE

**Legal Description:** Lot 002 Block 001 Addition NICHOLS TERRACE

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

**Total number of structures:** 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS HOUSE

TRASH/JUNK

RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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Christopher.smith@okc.gov



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**F**

**COMBINED NOTICE**

Record Owner:

VISION PROPERTY GROUP LLC  
4800 S FOSTER RD TRL, UNIT 163  
OKLAHOMA CITY, OK 73129

Notice Date: 8/19/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-53014  
Inspection Date: 8/16/2024  
Parcel ID#: 051909290  
Case #: C24-53014  
Abandoned Case #: C23-37382

cc: Mortgage Holder(s):

DARUSH ABDOLLAHI 8201 N.W. 92ND ST OKLAHOMA CITY, OK 73132

TNS LOANS 1101 W. MINERAL AVE #101 LITTLETON, CO 80120

THE CASH FLOW COMPANY 1101 W. MINERAL AVE #101 LITTLETON, CO 80120

CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST, STE 300 OKLAHOMA CITY, OK 73116

Violation Address: 3504 N PENNSYLVANIA AVE

Legal Description: Lot 000 Block 003 Addition WESTMONT AMD SUB ADD  
LOTS 19 & 20

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS HOUSE

UNSECURED WINDOWS HOUSE

UNSECURED CRAWLSPACE HOUSE

TRASH/JUNK

RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**F**



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**G**

**COMBINED NOTICE**

**Record Owner:**

ADAMS RONALD D  
2031 DEER RUN CIR  
MUSKOGEE, OK 74403

Notice Date: 7/23/2024  
Council Hearing Date: 8/13/2024  
Legal Notice UB: 2024-7-C24-46185  
Inspection Date: 7/22/2024  
Parcel ID#: 117842585  
Case #: C24-46185  
Abandoned Case #: C22-63830

**cc: Mortgage Holder(s):**

COLLATERAL DEPARTMENT MERIDIAN ASSEST SERVICES LLC 3201 34TH STREET SOUTH. SUITE 310 ST.  
PETERSBURG, FL 33711

U.S. BANK TRUST NATIONAL ASSOCIATION RCAF ACQUISITION TRUST C/O SELENE FINANCE LP 3501 OLYMPUS  
BLVD, SUITE 500 DALLAS, TX 75019

APEX TITLE & CLOSING SERVICES, LLC 4500 SOUTH GARNETT, SUITE 904 TULSA, OK 74146

THE OKLAHOMA CITY ABSTRACT & TITLE CO ATTN: SECOND MORTGAGE DEPT P.O. BOX 260 OKLAHOMA CITY, OK  
73101

SRML MORTGAGE TRUST C/O BLACKSTONE 601 LEXINGTON AVENUE NEW YORK, NY 10022

ADAMS RONALD D 3509 TREADWELL DR OKLAHOMA CITY, OK 73112

Violation Address: 3509 TREADWELL DR

Legal Description: Lot 018 Block 009 Addition TREADWELL HILLS

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 4 (EAST SHED)  
(HOUSE)  
(NORTH SHED)  
(WEST SHED)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	WEST SHED
UNSECURED DOORS	EAST SHED
UNSECURED WINDOWS	EAST SHED
UNSECURED DOORS	NORTH SHED
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

**G**

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**H**

**COMBINED NOTICE**

Record Owner:

CHISHOLM CREEK PARTNERS LLC  
13230 PAWNEE DR UNIT 300  
OKLAHOMA CITY, OK 73114

Notice Date: 8/22/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-53701  
Inspection Date: 8/21/2024  
Parcel ID#: 134382550  
Case #: C24-53701  
Abandoned Case #: C24-53702

cc: Mortgage Holder(s):

CITIZENS BANK OF EDMOND MAIN LOCATION 1 E. FIRST ST EDMOND, OK 73034

CHISHOLM CREEK PARTNERS LLC 15405 KESTRAL LAKE DR EDMOND, OK 73013

Violation Address: 12901 N WESTERN AVE

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 17 13N 3W

PT SE4 SEC 17 13N 3W S 1/2 OF S 1/2 OF NE4 OF NE4 OF SE4 & N 1/2 OF SE4 OF NE4 OF SE4

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 4 (BARN)  
(EAST HOUSE)  
(POOL)  
(WEST HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	EAST HOUSE
UNSECURED WINDOWS	EAST HOUSE
UNSECURED DOORS	WEST HOUSE
UNSECURED WINDOWS	WEST HOUSE
UNSECURED DOORS	BARN
UNSECURED WINDOWS	BARN
HOLES IN OUTER WALLS	BARN
UNSECURED POOL	POOL
TRASH/JUNK	
RANK WEEDS	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

**H**

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

I

**COMBINED NOTICE**

Record Owner:  
MIKESELL DAVID  
2300 SW 26TH ST  
OKLAHOMA CITY, OK 73108

Notice Date: 8/23/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-52658  
Inspection Date: 8/22/2024  
Parcel ID#: 071693190  
Case #: C24-52658  
Abandoned Case #: C24-52659

cc: Mortgage Holder(s):

Violation Address: 3044 SW 11TH ST

Legal Description: Lot 000 Block 002 Addition MORRISTON ADDITION  
LOTS 23 & 24

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (CELLAR)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

OPEN CELLAR CELLAR  
TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**J**

**COMBINED NOTICE**

Record Owner:  
ESMAEILI ABBAS  
2433 NW 32ND ST  
OKLAHOMA CITY, OK 73112

Notice Date: 8/23/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-53668  
Inspection Date: 8/22/2024  
Parcel ID#: 107982770  
Case #: C24-53668  
Abandoned Case #: C24-34355

cc: Mortgage Holder(s):

Violation Address: 2115 SW 21ST ST

Legal Description: Lot 000 Block 031 Addition INDUSTRIAL ADDITION  
LOTS 31 & 32

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (HOUSE)  
(SHED)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	SHED
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones  
Municipal Code Inspector  
405-297-3953  
andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**K**

**COMBINED NOTICE**

Record Owner:

OMEGA INVESTMENTS LLC  
20 NW 13TH, UNIT 200  
OKLAHOMA CITY, OK 73103

Notice Date: 8/20/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-53805  
Inspection Date: 8/19/2024  
Parcel ID#: 045000567  
Case #: C24-53805  
Abandoned Case #: C24-53806

cc: Mortgage Holder(s):

OMEGA INVESTMENTS, LLC 1720 N SHARTEL AVE, UNIT C OKLAHOMA CITY, OK 73103

Violation Address: 908 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION  
LOTS 11 & 12

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (CELLAR)  
(DUPLEX)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	DUPLEX
UNSECURED WINDOWS	DUPLEX
UNSECURED CRAWLSPACE	DUPLEX
OPEN CELLAR	CELLAR
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**L**

**COMBINED NOTICE**

Record Owner:

OMEGA INVESTMENTS LLC  
20 NW 13TH, UNIT 200  
OKLAHOMA CITY, OK 73103

Notice Date: 8/20/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-52103  
Inspection Date: 8/19/2024  
Parcel ID#: 045000540  
Case #: C24-52103  
Abandoned Case #: C23-72319

cc: Mortgage Holder(s):

DOONKEEN MARSHALL EDWARD DOONKEEN LISA DENISE 1626 EXCHANGE AVE OKLAHOMA CITY, OK 73108  
BANK7 ATTN: LOAN ADMINISTRATION 1039 NW 63RD ST OKLAHOMA CITY, OK 73116  
OKLAHOMA PRIME TITLE & ESCROW LLC 13913 QUAIL POINTE DR., STE A OKLAHOMA CITY, OK 73134  
OMEGA INVESTMENTS, LLC 1720 N. SHARTEL AVE, STE C OKLAHOMA CITY, OK 73103  
OMEGA INVESTMENTS LLC 1720 N SHARTEL AVE UNIT C OKLAHOMA CITY, OK 73103

Violation Address: 918 NW 23RD ST (AKA: 918 1/2 NW 23RD ST)

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION  
LOTS 5 & 6

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (GARAGE APARTMENT)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	GARAGE APARTMENT
UNSECURED WINDOWS	GARAGE APARTMENT
HOLES IN OUTER WALLS	GARAGE APARTMENT

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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Chris Smith  
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Christopher.smith@okc.gov

**L**



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

**M**

**COMBINED NOTICE**

Record Owner:

OMEGA INVESTMENTS LLC  
20 NW 13TH ST  
OKLAHOMA CITY, OK 73103

Notice Date: 8/20/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-53812  
Inspection Date: 8/19/2024  
Parcel ID#: 045000531  
Case #: C24-53812  
Abandoned Case #: C24-53813

cc: Mortgage Holder(s):

BANK7 OKLAHOMA CITY BRANCH 1039 NW 63RD STREET OKLAHOMA CITY, OK 73116  
OKLAHOMA PRIME TITLE & ESCROW LLC 13913 QUAIL POINTE DR., STE A OKLAHOMA CITY, OK 73134  
OMEGA INVESTMENTS LLC 1720 N SHARTEL AVE UNIT C OKLAHOMA CITY, OK 73103  
DOONKEEN STELLA LIM BONNIE 1626 EXCHANGE AVE OKLAHOMA CITY, OK 73108

Violation Address: 926 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION  
LOTS 3 & 4

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**M**



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

N

**COMBINED NOTICE**

Record Owner:

OMEGA INVESTMENTS LLC  
20 NW 13TH, UNIT 200  
OKLAHOMA CITY, OK 73103

Notice Date: 8/20/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-53824  
Inspection Date: 8/19/2024  
Parcel ID#: 045000522  
Case #: C24-53824  
Abandoned Case #: C24-53825

cc: Mortgage Holder(s):

BANK7 ATTN: LOAN ADMINISTRATION 1039 NW 63RD ST OKLAHOMA CITY, OK 73116  
OKLAHOMA PRIME TITLE & ESCROW LLC 13913 QUAIL POINTE DR., STE A OKLAHOMA CITY, OK 73134  
OMEGA INVESTMENTS, LLC 1720 N SHARTEL AVE, SUITE C OKLAHOMA CITY, OK 73103  
NGUYEN LE VAN KHOI LE N 928 NW 23RD ST OKLAHOMA CITY, OK 73106

Violation Address: 928 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION  
LOTS 1 & 2

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (COMMERCIAL BUILDING)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS COMMERCIAL BUILDING

UNSECURED WINDOWS COMMERCIAL BUILDING

TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

**O**

**COMBINED NOTICE**

Record Owner:

BAGBY WILHELMINA  
7418 NW 10TH ST APT 1D  
OKLAHOMA CITY, OK 73127

Notice Date: 8/21/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-54074  
Inspection Date: 8/20/2024  
Parcel ID#: 037954050  
Case #: C24-54074  
Abandoned Case #: C24-54628

cc: Mortgage Holder(s):

Violation Address: 1718 NE 24TH ST

Legal Description: Lot 000 Block 001 Addition MOORE BELL SUB ADD  
LOTS 45 & 46

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
HOLES IN ROOF	HOUSE

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

**P**

**COMBINED NOTICE**

Record Owner:  
GREEN RUTH  
GREEN DEBRA  
1929 TWISTED OAK DR UNIT C  
NORMAN, OK 73071

Notice Date: 8/28/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-56168  
Inspection Date: 8/27/2024  
Parcel ID#: 095532790  
Case #: C24-56168  
Abandoned Case #: C24-56169

cc: Mortgage Holder(s):  
GREEN RUTH 3533 S I 35 SERVICE RD, UNIT 150 OKLAHOMA CITY, OK 73129  
RUTH GREEN 534 SE 27TH ST OKLAHOMA CITY, OK 73129

Violation Address: 530 SE 27TH ST

Legal Description: Lot 000 Block 003 Addition VIEW POINT ADDITION  
LOTS 15 & 16

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (DETACHED GARAGE)  
(HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED WINDOWS	DETACHED GARAGE
UNSECURED CRAWLSPACE	DETACHED GARAGE
RANK WEEDS	
TRASH/JUNK	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**P**



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

Q

**COMBINED NOTICE**

Record Owner:  
PROPERTY MANAGEMENT  
SERVICES INC  
1411 LINWOOD BLVD  
OKLAHOMA CITY, OK 73106

Notice Date: 8/19/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-52608  
Inspection Date: 8/16/2024  
Parcel ID#: 050057700  
Case #: C24-52608  
Abandoned Case #: C24-52609

cc: Mortgage Holder(s):

PROPERTY MANAGEMENT SERVICES, INC 1133 LINWOOD BLVD OKLAHOMA CITY, OK 73106

Violation Address: 1443 NW 29TH ST

Legal Description: Lot 000 Block 014 Addition EPWORTH VIEW ADD  
LOTS 35 & 36

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS HOUSE

UNSECURED CRAWLSPACE HOUSE

TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

**R**

**COMBINED NOTICE**

Record Owner:  
REDDIRT LEASING LLC  
1573 SW 44TH ST  
OKLAHOMA CITY, OK 73119

Notice Date: 8/27/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-55664  
Inspection Date: 8/26/2024  
Parcel ID#: 074603200  
Case #: C24-55664  
Abandoned Case #: C24-55665

cc: Mortgage Holder(s):

FIRST LIBERTY BANK 9601 N MAY AVENUE OKLAHOMA CITY, OK 73120  
REDDIRT LEASING, LLC 1220 NW 50TH STREET OKLAHOMA CITY, OK 73118  
OLD REPUBLIC TITLE 4040 N. TULSA AVENUE OKLAHOMA CITY, OK 73112

Violation Address: 1101 SW 46TH ST

Legal Description: Lot 000 Block 006 Addition MCCANN SOUTH HIGHLAND  
E54FT OF S 1/2

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
HOLES IN OUTER WALLS	HOUSE
TRASH/JUNK	
RANK WEEDS	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

S

**COMBINED NOTICE**

Record Owner:  
JPF PROPERTIES LLC  
PO BOX 18967  
OKLAHOMA CITY, OK 73154

Notice Date: 8/27/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-54829  
Inspection Date: 8/26/2024  
Parcel ID#: 056151175  
Case #: C24-54829  
Abandoned Case #: C24-54830

cc: Mortgage Holder(s):

ALL AMERICA BANK MUSTANG 444 WEST HIGHWAY 152 P.O. BOX 300 MUSTANG, OK 73064  
STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, #300 OKLAHOMA CITY, OK 73102

Violation Address: 1121 NW 47TH ST

Legal Description: Lot 000 Block 001 Addition HARRAH SUB SHAW HEIGHTS  
LOTS 37 & 38

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS HOUSE  
TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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Christopher.smith@okc.gov



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**T**

**COMBINED NOTICE**

Record Owner:

MOWLES BOBBY J JR  
2716 SW 48TH ST  
OKLAHOMA CITY, OK 73119-5213

Notice Date: 8/28/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-55615  
Inspection Date: 8/27/2024  
Parcel ID#: 113418266  
Case #: C24-55615  
Abandoned Case #: C24-56583

cc: Mortgage Holder(s):

WR STARKEY MORTGAGE, LLP 6101 W. PLANO PARKWAY PLANO, TX 75093

POLUNSKY BEITEL GREEN, LLP 17806 IH 10 WEST, SUITE 450 SAN ANTONIO, TX 78257

Violation Address: 2716 SW 48TH ST

Legal Description: Lot 005 Block 024 Addition KNOB HILL ADDITION

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (HOUSE)  
(SHED)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN ROOF	HOUSE
UNSECURED DOORS	SHED
HOLES IN OUTER WALLS	SHED
TRASH/JUNK	
RANK WEEDS	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**T**

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

U

**COMBINED NOTICE**

Record Owner:  
BLUE DOOR PROPERTIES LLC  
PO BOX 892801  
OKLAHOMA CITY, OK 73189

Notice Date: 8/21/2024  
Council Hearing Date: 9/10/2024  
Legal Notice UB: 2024-8-C24-53133  
Inspection Date: 8/20/2024  
Parcel ID#: 086031735  
Case #: C24-53133  
Abandoned Case #: C24-53134

cc: Mortgage Holder(s):

OKLAHOMA CITY ABSTRACT & TITLE CO. 9620 S. PENNSYLVANIA, SUITE B OKLAHOMA CITY, OK 73159

Violation Address: 729 SE 66TH ST

Legal Description: Lot 001 Block 003 Addition CLOVERLEAF MANOR 2ND SEC 4

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS HOUSE

UNSECURED WINDOWS HOUSE

TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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